

SUMMARIZED MINUTES
WESTWORLD MASTER PLAN REVIEW
PUBLIC MEETING
Wednesday, July 12, 2006



Monterra at WestWorld
16601 North Pima Road
Scottsdale, AZ 85260

Attendees:

City of Scottsdale
Council Member Drake
Councilman Ecton
Roger Klingler
Kathy Carlisle O'Connor
Dan Worth
Jay Collier
Brent Bailey
EJ Jones

Barrett Jackson
Casey McDonald
Jason Rose

BOR
Rick Mellegard

Bike Week
Ralph Wilson

Monterra
Bill Smith

Scottsdale Classic
Barbara Dietz
Sun Country
Taffy Wolfe

AHAA
Janice Wight
Kelly Charpentier
Bill Flood

Dressage Assn
Peggy Farmer
Chad Farmer

1. Introductions

Roger Klingler asked everyone to introduce themselves and say what association or group they represented.

2. Background and Purpose

Roger Klingler explained the purpose of the Master Plan review is to review the 2003 adopted Master Plan to identify needed refinements, addition or deletions; to obtain user consensus on a refined Master Plan; and to develop a priority listing of future projects.

Council Member Drake said the Master Plan was completed prior to the City of Scottsdale acquiring the additional 17 and 52-acre parcels. Now that the City owns these parcels, the

City needs to review the existing plan. Council Member Drake wants the Users to work together to suggest changes/revisions to the Master Plan.

3. Review Existing Master Plan

Roger Klingler went over the existing three-phased Master Plan:

Short Term – New restroom at east side of Monterra, relocate and light Arenas 6, 7, & 8, realign north road, pump station modification, site grading, paving, and water and sewer modifications, design Multi-Purpose building and site work, infrastructure improvements, State Land improvements, cover Arenas 3 and 4, and modify utilities. Roger Klingler noted that all of these short term improvements had been completed, or would be finished this summer, as well as purchasing the 17 acre and 6 acre parcels, which had been listed as Medium Term activities.

Medium Term – Construct Multi-Purpose building and Admin offices, purchase 17-acre parcel, 6-acre parcel, relocate Feed and Bedding, relocate Arenas 5, 5A, & 9, relocate Ops building, build 6 new barns and covered walkways, design and cover Wendell Arena with site work, modify Polo Field East to enlarge detention basin and multi-use area, upgrade facilities at Polo Field West, build new show offices, upgrade Brett's Barn, new ticket booths, conversion of A-Frame building and major modifications to parking facilities.

Long Term – Enclose, enlarge and air condition Equidome, construct 8 new barns, construct Equestrian Trail Ride and Boarding Facility, design and build Open-Air Theatre.

4. Identify Master Plan Changes

Cover Wendell Arena – Do the Users still want to cover the Wendell Arena? The consensus was that none of the groups wanted to cover the Wendell.

Polo Field - Should the Polo Field be moved to the east end of the property? Discussion ensued and it was decided the group would continue to address this in future meetings. Issues such as sufficient space, BOR approval, and consistency with flood control purposes need to be addressed.

Council Member Drake asked Dan Worth, City Engineer, to bring aerials/site plans to the next meeting in order to make it easier to look at new locations.

Lunging Arenas – Suggestions were made to add lunging arenas to the property. Location and footing was addressed and it was decided this was something to look at in future meetings.

Fourteen additional barns – Discussion took place on the (14) additional barns and where they could be placed on the property.

A Frame –Demolition on the A Frame was discussed. There is an issue with the telecommunications equipment housed in the building. Moving it will be costly and should be addressed in future meetings.

Equidome Arena – Should this be enclosed with additional vendor space added?

Draping for the southwest corner of the Equidome was requested. This would alleviate the sun/heat effects in the afternoon. Brent Bailey stated he has spoken with the company that did the covers on Arenas 3 & 5A and they would be able to install a ratchet-type draping system. More discussion/cost estimates needed.

Multi Purpose Building – Is the square footage and design realistic? Where should it be placed? Several users indicated that locating the building north of the Equidome would work best for the most groups. More discussion on this is needed in future meetings.

Additional restrooms – Requests for additional restrooms near the Equidome Arena.

Lighting – Requests for additional lighting in all parking lots.

North of Arena 6 – Requests for improvements to the sloped area on the north side of Arena 6/south side of Equidome, for stairs/ramps.

Access to/from 52-acre parcel – Requests for a pedestrian bridge to and from 52-acre parcel.

Additional equipment – Request for additional water truck and tractor for show prep.

Wendell Arena walkway – Request for additional walkway on the east end of the Wendell Arena. This would enable shows to have exhibitors enter from the east end instead of the west, and alleviate congestion on the west end.

North road – Where should the north road be positioned in order to make enough room for temporary barns etc? Discussion would continue in future meetings.

Brett's Barn – Request for upgrades to Brett's Barn: Adding to existing deck, air-conditioning, and additional parking for events held there.

Boarding Facility – Do we need a boarding facility? With horse properties leaving the Cactus corridor, is there a need for a facility here at WestWorld? Council Member Drake stated that the boarding facility at the LA Equestrian Center is what keeps them profitable. Representatives of the Dressage Association indicated their concern about a boarding facility because of interference with their shows.

Parking for Monterra – During large events, Monterra has access to only 200 spaces. They would like access to additional parking.

5. Discuss future meetings

Roger Klingler suggested meeting again in two weeks. Next meeting date is set for Wednesday, July 26, 3:00 p.m., at Monterra.

ADJOURN PUBLIC MEETING

With no further business to discuss, the Public Meeting adjourned at 4:45 p.m.

SUBMITTED BY:

Gloria Storms Ruiz

Gloria Storms Ruiz
Recording Secretary

REVIEWED BY:

Roger Klingler

Roger Klingler
Assistant City Manager